



ONEIDA COUNTY PLANNING & ZONING DEPARTMENT

Courthouse Building

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Permits other than those required by this department may be required prior to the start of construction. You may be required to obtain a permit from the town, state or federal government. This department will make every attempt to inform you of possible permits required that are not directly related to this department. It is your responsibility to contact the respective governmental units and obtain the permit(s) required. Examples of other permits that may be required are listed below.

Driveway Permit

Most town governments in Oneida County require that a driveway permit be obtained prior to the start of construction. It is your responsibility to obtain the driveway permit. If your property fronts a county road, contact the Oneida County Highway Department, P.O. Box 696, 730 Kemp St, Rhineland, WI 54501 (715)369-6184. If your property fronts a state or federal road, contact the WI Dept of Transportation, 510 N. Hanson Lake Rd, Rhineland, WI 54501 (715)365-3490.

Building Permit

As of December 18, 2003, Wisconsin Law requires enforcement of the Uniform Dwelling Code (UDC) for all municipalities. Each town may handle UDC enforcement in a different manner. It is your responsibility to contact the town for information related to UDC requirements.

State and/or Federal Permit

Projects such as wetland dredge/fill, riprap or other shoreland projects may require state and/or federal approvals. For example, the U.S. Army Corps of Engineers (USACE) regulates wetland dredge and fill activities along with the Wisconsin Department of Natural Resources (WDNR). The WDNR regulates riprap projects and other types of shoreland development. It is your responsibility to obtain the state and federal permits.

- ♦ USACE contact: Chris Knotts 715-345-7911
- ♦ WDNR contacts: Kyle McLaughlin 715-365-8991

Covenants and other Deeds

Subdivisions and other properties sometimes have restrictions related to building size, setbacks, etc. that are more restrictive than the county requirements. It is your responsibility to research these documents and provide this information prior to completion of county permits.

PERMIT REQUIREMENTS IN THE ZONED AREAS OF ONEIDA COUNTY

1. A permit is required for the removal of dwellings, manufactured houses, mobile homes, house trailers, travel trailers, or any of their variations regardless of whether or not they are mobile or licensed and REGARDLESS OF COST.
2. A permit is required for the construction or modification of any structure that does not meet minimum setback requirements, regardless of cost or size of structure contact the Planning & Zoning Department.
3. A permit is required for the change of use of any structure or land.
4. A permit is required for the construction or moving of any structure if the total fair market value of labor and materials anticipated for the total cost of constructing the structure is greater than \$2,500.00 or greater than or equal to 200 square feet.
5. A zoning permit shall be obtained before:
 - A. A structure is built, erected, placed, enlarged, altered or moved.
 - B. A structure is structurally altered so as to change its use or increase the square footage of its floor area or vertical surface area.
 - C. A structure is repaired when 50% or more of a structure's CEAV has been damaged or destroyed by fire or other catastrophic cause.
 - D. The construction, reconstruction, expansion, replacement or relocation of any impervious surface on a riparian lot or parcel and any nonriparian lot or parcel that is located entirely within 300 feet of the ordinary high water mark of any navigable waterway.
 - E. The use of a structure or property is changed.
 - F. A recreational vehicle is used as a dwelling for more than five (5) consecutive days unless exempt under 9.33(F).
6. Exceptions to zoning permit requirement.

A. New Structure (costs under \$2,500).

A zoning permit shall not be required when the total fair market value of materials and labor reasonably anticipated for the total cost of constructing a new structure is \$2,500.00 or less, and provided:

1. The structure is less than 200 square feet in size.
2. The structure is not part of a sewerage system.
3. Driveways, sidewalks and walkways greater than 75 feet from the OHWM provided they meet the impervious surface requirements of the ordinance.
4. The structure conforms to all other requirements of this ordinance.

B. Existing Structure (Alterations under \$2,500.00)

A zoning permit shall not be required for an existing structure when the cumulative fair market value of materials and labor for all structural alterations to the structure, excluding ordinary maintenance and repairs, is \$2,500.00 or less over the life of the structure, and provided:

1. The improvements or alterations do not structurally alter the structure so as to change its use.
2. The improvements or alterations do not include the replacement of an existing impervious surface greater than 200 square feet in size.
3. The structure conforms to all of the requirements of this ordinance.

4. The structural alteration does not result in any further encroachment upon any setback, yard or open space areas controlled by this ordinance.

7. Shoreyard Alteration Permit Requirements

Permit from Zoning Administrator

- A. Alterations for the placement of structures, pursuant to 9.94(A), and walkways if located in, on or over steep slopes or rocks, saturated or unstable soils.
- B. Alterations greater than 200 square feet but less than 10,000 square feet of the shoreyard that slope towards the ordinary high water mark of a navigable water body, when the slope is between 12% to 45%.
- C. Alterations of more than 10,000 square feet of the shoreyard when the slope of the shoreyard is less than 45%.
- D. Alterations of the shoreyard when the slope is greater than 45% is prohibited.

Engineering or Architectural Plans

- A. Alterations less than 35ft from the OHWM of a navigable water body when the slope is between 12% to 45%.
- B. Alterations greater than 35ft but less than 75ft from the OHWM that slope towards the ordinary high water mark of a navigable water body, when the slope is between 25% to 45%.
- C. Alterations of more than 10,000 square feet of the shoreyard where the project is for the construction of anything other than a single family dwelling.
- D. The zoning director upon review of a completed shoreyard alteration permit may waive the registered professional engineer or landscape architect plan requirement and, as a substitute, require special restrictions and conditions to ensure proper erosion control measures will be implemented before, during and after construction excavation.

8. Modification of ANY signs, contact the Planning and Zoning Department.

9. Permits are not required for ordinary maintenance and repairs, regardless of cost, or open fences. A permit EXPIRES two (2) years from the date of issuance.

10. Sanitary permits are required in **all** towns for reconnecting, replacing, repairing or altering any portion of a septic system or any other sanitary facility. No zoning permit will be issued for any structure intended for human occupancy until a sanitary permit has been approved.

ZONED AREAS

In zoned areas, all construction must conform to the county zoning district requirements. The following towns are zoned in their entirety: Cassian, Crescent, Hazelhurst, Lake Tomahawk, Little Rice, Lynne, Minocqua, Newbold, Nokomis, Pelican, Piehl, Pine Lake, Schoepke, Stella, Three Lakes, Woodboro and Woodruff.

UNZONED AREAS

Unzoned towns: Enterprise, Monico and Sugar Camp (except Indian Lake and Sugar Camp Lake)

1. Within 1000' of a lake, pond or flowage or within 300' of a navigable stream or river, permits are required in unzoned towns for new construction, new impervious surfaces and additions onto legal pre-existing structures
2. Permits are NOT required for tearing down and replacing structures closer than 75' to the OHWM of a lake or river.

LOCATION/SETBACK REQUIREMENTS

DWELLINGS & STRUCTURES (Including eaves and overhangs)

Ordinary High Water Mark (OHWM)	75'
Side lot line	10'
Wetland (no grading within 15 feet of the edge of the wetland)	0'

HIGHWAY AND ROADWAY SETBACKS

The setback shall be 20' from the right-of-way provided the right-of-way is clearly identified by one of the following documents: CSM, plat, deed or court order is on file with the ROD or Clerk of Courts; or a SM is filed with County Survey Records; or a highway order or similar document is on file with the town. In the absence of a documented right-of-way the setback shall be measured from the centerline of the following roads:

State/Federal.....	80'
Trans 233 setback.....(discuss with Staff)	
County.....	70'
Town.....	60'

ACCESSORY BUILDING (garage, pole building, shed)

Lot line	5'
Ordinary High Water Mark (OHWM).....	75'
Wetland (no grading within 15 feet of the edge of the wetland)	0'

WELL (as regulated by the DNR)

Dwelling / Structure (from eave or overhang)	2'
Septic tank / Holding Tank	25'
Dispersal area (septic field)	50'
Lot line	5'
Ordinary High Water Mark (OHWM)	25'

SEPTIC TANK / HOLDING TANK

Dwelling/Accessory structure	5'
Lot line	2'
Ordinary High Water Mark (OHWM)	10'
Well	25'

DISPERSAL AREA (septic field)

Dwelling	10'
Dwelling without basement	10'
Accessory structure	10'
Lot line	5'
Ordinary High Water Mark (OHWM)	50'
Well	50'
Right-of-way / property line	5'

NON-PLUMBING SANITATION SYSTEM (privy, composting toilet, etc)

Dwelling.....	25'
Lot line.....	10'
Steep bank 15% @ edge of water.....	25'
Ordinary High Water Mark (OHWM).....	75'
Wells.....	50'
Wetland.....	25'

BOATHOUSE

Lot line	10'
Wetland (no grading within 15 feet of the edge of the wetland)	0'
Ordinary High Water Mark (OHWM) – in viewing corridor	0'

BERTH STRUCTURE (pier, boat shelter, etc)

Lot line (extended).....	10'
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See Appendices A-X for averaging, building height, nonconforming structural expansion and impervious surface